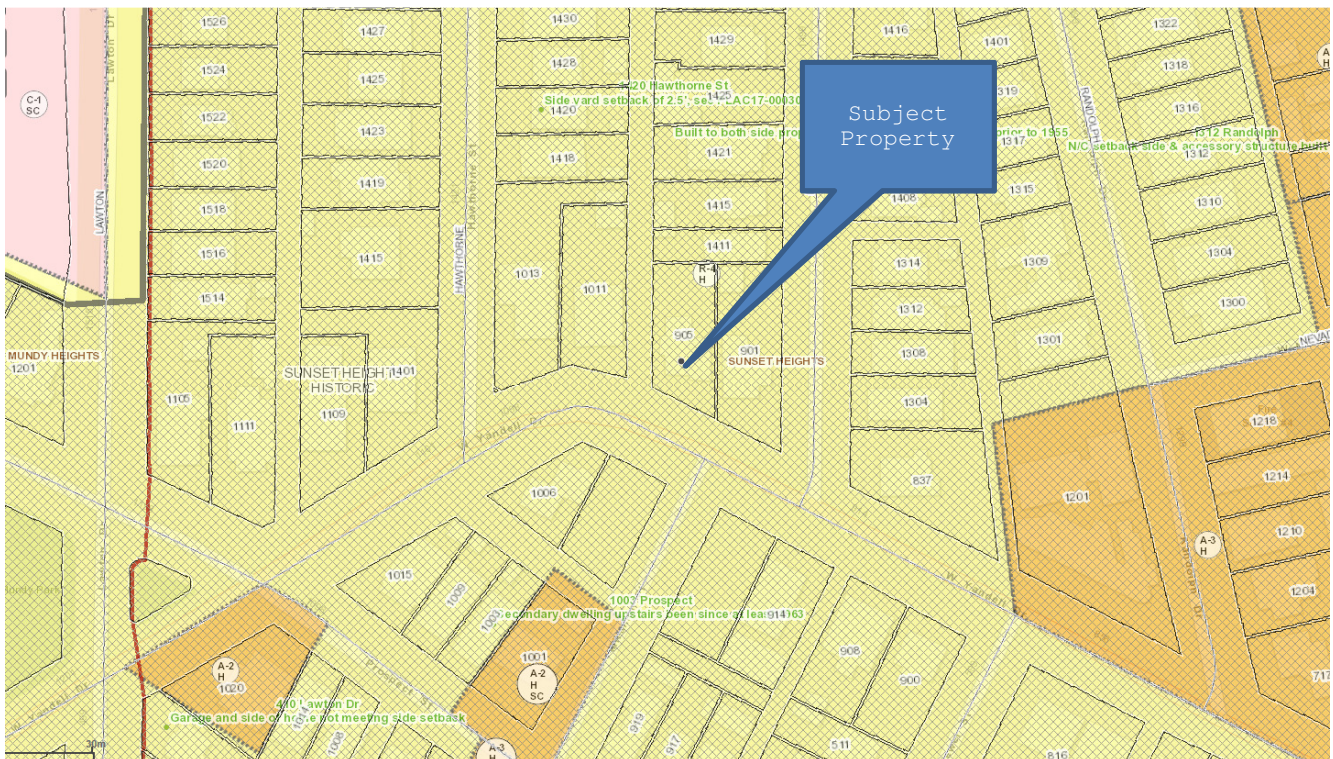




**PHAP18-00007**

**Date:** January 28, 2019  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Eric Albarca  
**Representative:** Carlos Lievanos  
**Legal Description:** 18 Sunset Heights w. 1/2 of 1 to 5 (7788 sq. ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 905 W. Yandell Drive  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1923  
**Historic Status:** Landmark  
**Request:** Reconsideration of an approved Certificate of Appropriateness for the relocation of a retaining wall, removal of a portico, alteration of garage wall to accommodate a door and window, painting of the building, construction of a new patio, painting of the building, construction of new parking spaces, and landscaping  
**Application Filed:** Original filing date - 3/9/2018  
**45 Day Expiration:** Original expiration date - 4/16/2018

**ITEM #1**



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Reconsideration of an approved Certificate of Appropriateness for the relocation of a retaining wall, removal of a portico, alteration of garage wall to accommodate a door and window, construction of a new wall and gate, construction of a new patio, painting of the building, construction of new parking spaces, and landscaping

## **STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Previously painted surfaces that were painted prior to designation or with a permit may remain painted.*
- *When repainting, select paint colors that are compatible with the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style.*
- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *Select appropriate materials for patios, including wood, concrete, brick and stone to match the original.*
- *Design and construct decks so that they may be removed in the future without damage to the historic structure.*
- *When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. The*

*remaining 50% must be covered with trees and living plants that provide ground cover.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

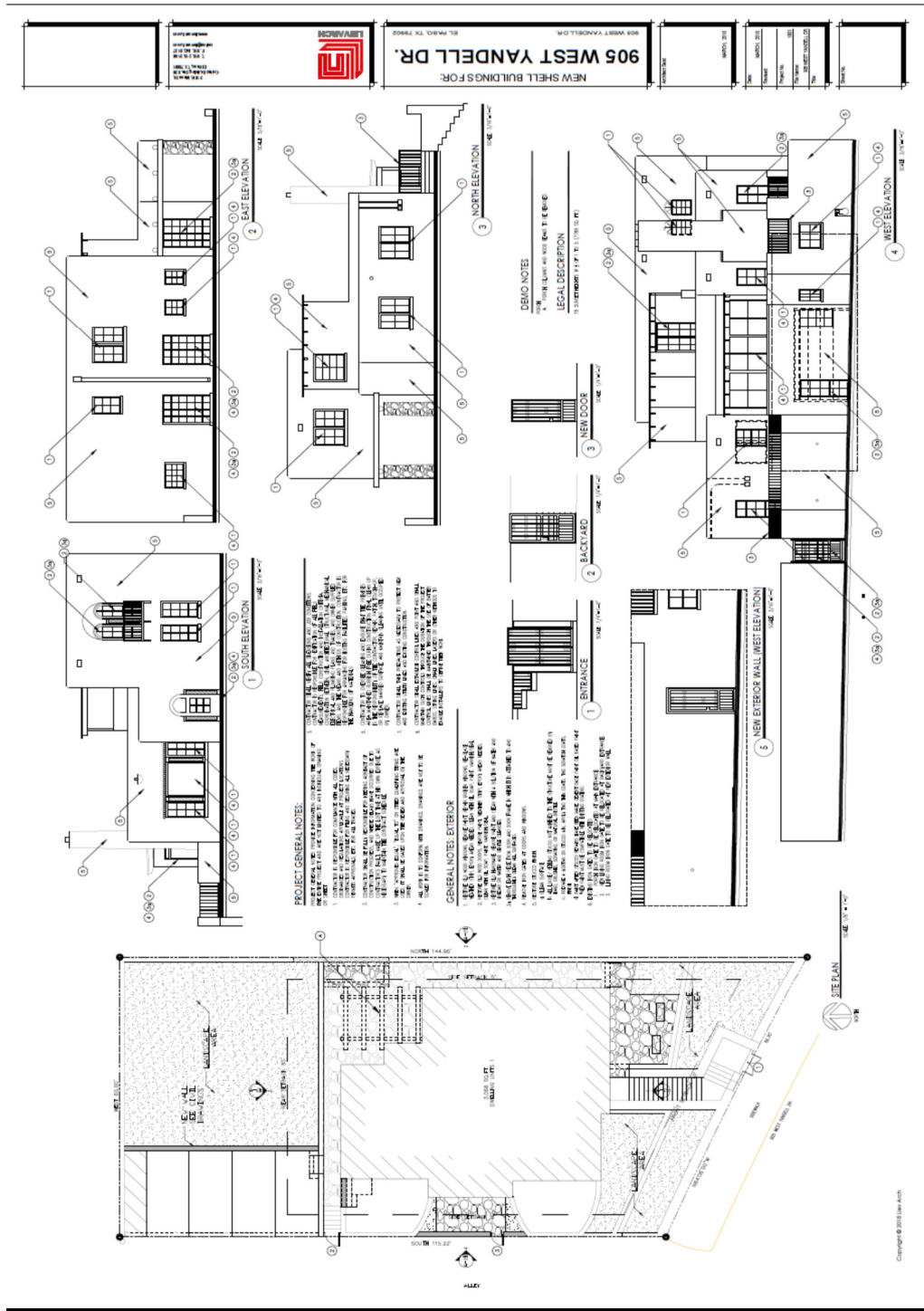
The modifications are that the front gate be designed as originally approved and that the back wall be altered by using metal fencing to detach from the existing masonry walls.



## AERIAL MAP



ORIGINAL PLANS AND ELEVATIONS



# **PROPOSED PLANS AND ELEVATIONS**

